

3 Dursley Vale Park Woodfield Road, Cam,  
GL11 6HL

Asking Price  
£165,000



Rare opportunity to purchase off plan a brand new fully furnished superior park home. Situated on popular development for over 50s. Comprising: two double bedrooms, fully fitted kitchen-diner, lounge and modern bathroom. This stylish home is available with the option to choose interiors and the adaption of the layout. It comes with a 10 year warranty available, parking close by and gardens.

The home has attractive vaulted ceilings and will be presented to a high specification

Please ring the office for further details.

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

[sales@bennettjones.co.uk](mailto:sales@bennettjones.co.uk)



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### SITUATION

This superior brand new double unit (approx 28' x 20') is situated in a sought after location within Dursley Vale Park, which is a small development on the outskirts of Cam village. Within walking distance is a range of shops including mini-market, hairdresser, butchers and 'Leaf & Ground' café/farm shop. The centres of Cam and Dursley have a wider range of shopping and recreational facilities including bowling green, swimming pool, community/sports centre, golf course and library. There are doctors and dentists in both Cam and Dursley. Commuting to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network. There is a 'Park & Ride' railway station in Cam with regular services to Gloucester, Cheltenham and Bristol with onward connections to the National Rail Network.

### DIRECTIONS

If travelling from Dursley, proceed out of town on the A4135 via Kingshill Road, continue past the rank of shops and the police station and at the third mini-roundabout bear left into Woodfield Road. Continue up Woodfield Road taking the second turning right into Quarry Gardens and then right leading into Dursley Vale Park. No 3 is located a short walk on the left hand side of the parking area.

### DESCRIPTION

The brand new fully furnished Tredgar Elite Home 28' x 20' two double bedroom unit will be available to buy off plan to allow for any changes or adaptations to suit your needs, boasting spacious lounge, kitchen/dining room with fitted kitchen and built in appliances along with attractive vaulted ceilings and will be presented to a high specification. The kitchen has options of integrated appliances and an extensive range of units to choose from. The lounge and dining areas both have bow windows and the two double bedrooms have the options of built in wardrobes or cupboards, along with modern bathroom. The park home has an array of double glazed windows to provide a light and airy feel throughout. The unit benefits from mains gas central heating, garden area and parking space in the communal car park. This unit can be adapted by the purchasers and will be installed by the site owner at the site.

**LIVING ROOM 5.28m x 2.82m (17'3" x 9'3")**

**KITCHEN/DINER 4m x 2.6m (13'1" x 8'6")**

**BEDROOM ONE 2.86m x 2.82m (9'4" x 9'3")**

**BEDROOM TWO 2.81m x 2.37m (9'2" x 7'9" )**

### BATHROOM

### AGENT NOTES

Please note that all measurements were taken from plan and may vary slightly.

Services: All mains services are understood to be connected. Gas central heating.

Maintenance charge: £151.00 per calendar month.

Reviewed annually in April each year.

Council Tax Band: TBC

Restrictions: No caravans or boats to be parked in the car park or on site.

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### VIEWING

By appointment with the owner's sole agents as over.

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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